

**City of Hurst
City Council Minutes
Tuesday, February 14, 2017**

On the 14th day of February 2017, at 6:30 p.m., the City Council of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Larry Kitchens	)	Mayor Pro Tem
Bill McLendon	)	Councilmembers
Henry Wilson)	
David Booe)	
Trasa Cobern)	
Clay Caruthers	)	City Manager
John Boyle	)	City Attorney
Allan Heindel	)	Deputy City Manager
Rita Frick	)	City Secretary
Greg Dickens	)	Executive Director of Public Works
Clayton Fulton	)	Executive Director of Fiscal and Strategic Services
Steve Bowden	)	Executive Director of Economic Development
Malaika Marion Farmer	)	Executive Director of Administration and Customer Service
Michelle Lazo	)	Managing Director of Development

With the following Councilmembers absent: Councilmember Nancy Welton, constituting a quorum; at which time, the following business was transacted:

The meeting was called to order at 6:30 p.m.

Councilmember Wilson gave the Invocation.

The Pledge of Allegiance was given.

CONSENT AGENDA

1. Considered approval of the minutes for the January 24 and 30, 2017 City Council meetings.
2. Considered Ordinance 2350, second reading, to adopt SP-16-04, Albert Retail, a site plan for Lot 2R3, Block 1, Thousand Oaks South Addition, being 1.35 acres located at 760 Airport Freeway.
3. Considered authorizing the city manager to purchase vehicle equipment for the Police Department.
4. Considered authorizing the city manager to enter into a contract with Telepacific Communications to provide high speed internet services.

5. Considered authorizing the city manager to proceed with the Library Ceiling Replacement Project.

Councilmember Wilson moved to adopt the consent agenda. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Cobern, and Wilson

No: None

PUBLIC HEARING(S) AND RELATED ITEMS(S)

6. Conducted a public hearing to consider SP-16-10, Corner Bakery Retail, a site plan for Lot 5D, Block 1A, Olde Towne Square Addition, being .975 acre located at 1410 Precinct Line Road.

Mayor Ward announced a public hearing to consider SP-16-10, Corner Bakery Retail, a site plan for Lot 5D, Block 1A, Olde Towne Square Addition, being .975 acre located at 1410 Precinct Line Road and recognized Managing Director of Development Michelle Lazo who reviewed the proposed site plan. Ms. Lazo stated the site will have shared access drives, no changes to the existing drives, reviewed landscaping, and exterior finishes. She stated the applicant is requesting a monument sign and building signs.

Mayor Ward recognized applicant Brian Mathis, 4055 International Plaza, Suite 100, Fort Worth, Texas, who stated he was available to answer any questions.

There being no one else to speak, Mayor Ward closed the public hearing.

7. Considerd Ordinance 2351, first reading, SP-16-10, Corner Bakery Retail, a site plan for Lot 5D, Block 1A, Olde Towne Square Addition, being .975 acre located at 1410 Precinct Line Road.

In response to Councilmembers' questions, Mr. Mathis, stated the drive-thru is a new concept that will begin with pick-up service, but they plan a full drive-thru. He stated a patio is included and a traffic study was completed. He stated the traffic pattern should be better with the loop for the drive-thru.

Councilmember Wilson moved to approve SP-16-10, Corner Bakery Retail, a site plan for Lot 5D, Block 1A, Olde Towne Square Addition, being .975 acre located at 1410 Precinct Line Road, including Ordinance 2351, with the stipulation site work may commence, but no permanent work may begin before second reading. Motion seconded by Councilmember Cobern. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Cobern, and Wilson

No: None

8. Conducted a public hearing to consider SP-16-11, Sandstone Cove, a site plan for Lots A and B, Block 11, Wintergreen Acres and Tract 4B John H. Duncan Survey, being 10.42 acres located at 600 Heneretta and 600 Taylor Court.

Mayor Ward announced a public hearing to consider SP-16-11, Sandstone Cove, a site plan for Lots A and B, Block 11, Wintergreen Acres and Tract 4B John H. Duncan Survey, being 10.42 acres located at 600 Heneretta and 600 Taylor Court, and recognized Managing Director of Development Michelle Lazo who reviewed the proposed site plan noting this is a 10 acre site, proposing 30 single family lots with one dedicated street. She stated the requested lot coverage is 55%, with five (5) feet side yards and dedicated open space and walking trails.

Mayor Ward recognized Mark Howe, 3100 Carisbrooke Court, Colleyville, Texas, who provided a presentation showing the properties existing condition, the proposal to consolidate the small ponds into one larger pond. He stated the plans include repairing the existing gazebo and removing the tennis court. Mr. Howe stated it is anticipated the homes will cost \$450,000 to \$500,000. He stated the entrance area will not have a gate, and the walking trail will be on the east side of the pond, with wrought iron fencing along the back. He stated the site plan calls for 4' wrought iron, but they have agreed to 6' for the neighbors. He stated they have met with most of the neighbors and will try to save most trees.

Mayor Ward recognized Ms. Yvonne Peterson, 725 Ridgewood Circle, Hurst, Texas, who expressed her desire to see a different proposal for the property. Ms. Peterson expressed her desire to see this property as a community for special needs adults. Mayor Ward explained to Ms. Peterson she could contact the developer regarding her idea, but the City could not develop a special needs community. Councilmember Wilson noted the City does not own the land.

There being no one else to speak, Mayor Ward closed the public hearing.

9. Considered Ordinance 2352, first reading, SP-16-11 Sandstone Cove, a site plan for Lots A and B, Block 11, Wintergreen Acres and Tract 4B John H. Duncan Survey, being 10.42 acres located at 600 Heneretta and 600 Taylor Court.

In response to Councilmembers' questions, Mr. Howe stated he did meet with many of the neighbors, the minimum square footage is 2,500, but he believes most will be 3,000 to 4,000 square foot.

Councilmember McLendon moved to approve SP-16-11 Sandstone Cove, a site plan for Lots A and B, Block 11, Wintergreen Acres and Tract 4B John H. Duncan Survey, being 10.42 acres located at 600 Heneretta and 600 Taylor Court and Ordinance 2352. Motion seconded by Councilmember Wilson. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Cobern, and Wilson
No: None

PLAT(S)

10. Considered P-17-01, Sandstone Cove Addition, a final plat of Lots 1-22, Block A, and Lots 1-10, Block B, Sandstone Cove Addition, being 10.42 acres located at 600 Heneretta and 600 Taylor Court.

Mayor Ward recognized Managing Director of Development Michelle Lazo who reviewed the proposed plat with 30 lots and a dedicated street, Sandstone Cove Drive. She stated engineering has reviewed and approved the plat.

Councilmember Wilson moved to approve P-17-01, Sandstone Cove Addition. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Cobern, and Wilson

No: None

ORDINANCE(S)

11. Considered Ordinance 2353, first reading, an amendment to Chapter 21, Article II. Impact Fees for revised impact fee collection levels to include City of Fort Worth increases.

Mayor Ward recognized Executive Director of Public Works Greg Dickens who reviewed the impact fees adopted by the City of Worth and the City's obligation to pay Fort Worth, per a contract. He explained the City of Fort Worth adopted a maximum assessable fee per service unit of \$4,395 for water and \$2,609 for wastewater. Fort Worth decided to adopt the collection levels at 40% of the maximum assessable amount and phase these levels in over a three year period. Mr. Dickens reviewed the collection fees and in response to Councilmembers' questions, stated the impact fee is a one-time charge.

Councilmember Kitchens moved to approve Ordinance 2353 amending Chapter 21, Article II.-Impact Fees for revised impact fee collection levels to include City of Fort Worth increases. Motion seconded by Councilmember Cobern. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Cobern, and Wilson

No: None

ACTION ITEM(S)

12. Considered confirmation of Civil Service Commission member appointment by the City Manager.

Mayor Ward recognized City Manager Clay Caruthers who noted Civil Service Commission member James Sime had resigned his position on the Commission for personal reasons. He explained the role of the Civil Service Commission, the rules that require the city manager make the appointment and the City Council confirm the

appointment. Mr. Caruthers recommended Walter Ott, retired CFO of Carter Blood Care, to the seat being vacated by Mr. Sime.

Councilmember Booe moved to confirm the appointment of Walter Ott. Motion seconded by Councilmember Cobern. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Cobern, and Wilson

No: None

OTHER BUSINESS

13. Councilmembers reviewed the following advisory board meeting minutes:
 - Teen Court Advisory Board
 - Library Board
 - Hurst Senior Citizens Advisory Board
 - Parks and Recreation Board
14. Review of upcoming calendar items – City Manager Clay Caruthers noted the Town Hall Forum, Monday, February 27, 2017 at the Hurst Conference Center.
15. City Council Reports – No reports were given.

PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED – Mayor Ward recognized Pat King, and Tarrant County College students Jarod Turner and Baily Smith.

There was no Executive Session.

EXECUTIVE SESSION in Compliance With the Provisions of the Texas Open Meetings Law, Authorized by Government Code, Section 551.071, Consultation with City Attorney to seek advice regarding Pending or Contemplated Litigation or Settlement Offers (Morash Family Limited Partnership et al. (Sonterra Apartments) vs. City of Hurst) and to reconvene in Open Session at the conclusion of the Executive Session.

16. Take any and all actions necessary ensuing from Executive Session. No action was taken.

ADJOURNMENT

The meeting adjourned at 7:18 p.m.

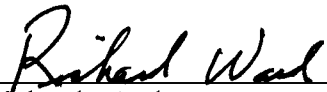
APPROVED this the 28th day of February 2017.

ATTEST:



Rita L. Frick, City Secretary

APPROVED:



Richard Ward, Mayor